



ENGINEERS PLANNERS SURVEYORS

G. C. WALLACE, INC.

Writer's Contact Information:

764.201.006

June 1, 2006

Don Schmeiser
City of Las Vegas
731 S. Fourth Street
Las Vegas, Nevada 89030

**Re: Justification letter – Reverence – A Green Community at Summerlin
Waiver for Private Drive Aisles to connect to Private Drive Aisles
Assessor's Parcel Number – 137-14-501-003 PTN**

Dear Mr. Schmeiser:

On behalf of our client, PN II Inc., dba Pulte Homes of Nevada, G. C. Wallace, Inc. requests the approval of a waiver for private drive aisle connections. This project is within a private gated community on 314+/- acres of Village 26 in Summerlin. This development is located west of and adjacent to the I-215 Beltway, between Cheyenne Avenue and Lake Mead Boulevard.

We are requesting this waiver to allow the proposed 20' wide private drive aisles to be allowed to intersect with other private drive aisles. We also request that the single family residence (with rear loaded garages) be addressed off the private streets with parking on one side only, where they do not physically front those private streets.

This development conforms with the current projected development of Summerlin West and surrounding area and overall Summerlin West Master Planned Development to the South.

Very truly yours,

G. C. WALLACE, INC.

Christopher W. Anderson
Executive Vice President

cc: Don Boettcher, Pulte Homes
Tim Washburn, Pulte Homes
Chris Kaempfer, KKBR
Bob Genzer
Doug Hankel, GCW
Greg Radig, GCW

**WVR-14007
07-13-06 PC**



ENGINEERS PLANNERS SURVEYORS

G. C. WALLACE, INC.

764-201-006

May 30, 2006

Writer's Contact Information:

702.804.2000

Don Schmeiser
City of Las Vegas
731 S. Fourth Street
Las Vegas, Nevada 89030

**Re: Justification Letter – Reverence – A Green Community at Summerlin
Waiver for a reduction in width for private drive “aisles” from 23’ to 20’ for rear loaded
single family attached and detached residences (MF2 & SF3 land use)
Assessor’s Parcel Number – 137-14-501-003 PTN**

Dear Mr. Schmeiser:

On behalf of our client, PN II Inc., dba Pulte Homes of Nevada, G. C. Wallace, Inc. requests the approval of a waiver for a reduction in width for private drive aisles from 23’ to 20’ for rear loaded single family residences. This project is within a private gated community on 314+/- acres of Village 26 in Summerlin. This development is located west of and adjacent to the I-215 Beltway, between Cheyenne Avenue and Lake Mead Boulevard.

We are requesting this waiver to allow a reduction of current Summerlin approved private drive aisle width from 23’ to 20’. The current CLV approved drive aisle width of 23’ identifies a minimum 3.5 foot set back to the garage door face. This request identifies a reduced width to 20 feet, but an increased set back of 6’ to the garage door face to allow more room for turns, and utility service meters. Please also note that the proposed single family residences (attached or detached) with these proposed private drive “aisles” will have fire sprinklers. Therefore, fire access along these private drive aisles is not required.

This development conforms with the current projected development of Summerlin West and surrounding area and overall Summerlin West Master Planned Development to the South.

Very truly yours,

G. C. WALLACE, INC.

Christopher W. Anderson, PE
Executive Vice President

cc: Don Boettcher, Pulte Homes
Tim Washburn, Pulte Homes
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G. C. WALLACE, INC.

764-201-006

May 30, 2006

Writer's Contact Information:

702.804.2000

Don Schmeiser
City of Las Vegas
731 S. Fourth Street
Las Vegas, Nevada 89030

**Re: Justification Letter – Reverence – A Green Community at Summerlin
Waiver for Private Drive Aisle Lengths
Assessor's Parcel Number – 137-14-501-003 PTN**

Dear Mr. Schmeiser:

On behalf of our client, PN II Inc., dba Pulte Homes of Nevada, G. C. Wallace, Inc. requests the approval of a waiver for private drive aisle lengths. This project is within a private gated community on 314+/- acres of Village 26 in Summerlin. This development is located west of and adjacent to the I-215 Beltway, between Cheyenne Avenue and Lake Mead Boulevard.

We are requesting this waiver to allow for private drive aisle lengths to be a maximum of 200' when there is only a single access point, (i.e. at a straight dead end), 250' for a "T" dead end; and up to 800' maximum when there are two access points. The dead end private drive aisles will have up to a maximum at 20 units, whereas the dual access private drive aisles will have up to 65 units.

This request is justified due to the fact that these single family residences will be constructed with fire sprinklers, and the private drive aisle do not require fire department access or turn around.

This development conforms with the current projected development of Summerlin West and surrounding area and overall Summerlin West Master Planned Development to the South.

Very truly yours,

G. C. WALLACE, INC.

Christopher W. Anderson, PE
Executive Vice President

cc: Don Boettcher, Pulte Homes
Tim Washburn, Pulte Homes
Chris Kaempfer, KKBR
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